

ZB# 03-33

Joseph Hall

18-3-23

ZBA #03-33 JOSEPH HALL
AREA 16 HICKORY AVE (18-3-23)

ZBA
APPROVED
8/11/03

APPLICATION FEE (DUE AT TIME OF FILLING OF APPLICATION)

FILE # 03-33 TYPE: AREA ✓ USE _____

APPLICANT: Joseph Hall

16 Hickory Ave.

New Windsor

TELE: 562-3165

*RESIDENTIAL: \$ 50.00 CHECK # _____

**COMMERCIAL: \$150.00 CHECK # _____

*INTERPRETATION: \$150.00 CHECK # _____

ESCROW: \$300.00 / \$500.00 CHECK # _____

DISBURSEMENTS:

	MINUTES \$4.50 PER PAGE	ATTORNEY FEES \$35.00 / MEETING
PRELIM..... <u>7/14</u>	\$ _____	\$ <u>35.00</u>
2 ND PRELIM.....	_____	_____
3 RD PRELIM.....	_____	_____
PUB HEARING.....	_____	_____
PUB HEARING (CONT')...	_____	_____
TOTAL	\$ <u>_____</u>	\$ <u>_____</u>

OTHER CHARGES:..... \$ _____

• • • • •

ESCROW POSTED: \$ _____

AMOUNT DUE: \$ _____

REFUND DUE: \$ _____

1
1



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE ZONING BOARD OF APPEALS

November 12, 2003

Mr. & Mrs. Joseph Hall
16 Hickory Avenue
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-33

Dear Mr. & Mrs. Hall:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 18-3-23

-----X
In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

JOSEPH & DONNA HALL

AREA

CASE #03-33
-----X

WHEREAS, Joseph Hall, owner(s) of 16 Hickory Avenue, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 10 foot 5 inch front yard setback for proposed front porch with roof in an R-4 Zone;

WHEREAS, a public hearing was held on August 11, 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties.
 - (b) The applicant has already received a variance for the installation of the front porch. The applicant now seeks to put a roof on the front porch.
 - (c) In erecting the porch the applicant will not remove any trees or substantial vegetation.

- (d) The enclosure of the porch will not divert the flow of water drainage nor create the ponding or collection of water.
- (e) The porch will not be located over any water or septic easements.
- (f) The enclosed front porch will be similar in size and appearance to other houses in the neighborhood.
- (g) The front porch will not cause the house to project closer to the road than other houses in the neighborhood.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 10 foot 5 inch front yard setback for proposed front porch with roof in an R-4 Zone; as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: November 3, 2003


Chairman

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4615 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: June 10, 2003

APPLICANT: Joseph H. & Donna J. Hall
16 Hickory Ave.
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: June 10, 2003

FOR : Roofed over front porch 6' x 32'

LOCATED AT: 16 Hickory Ave.

ZONE: R-4 Sec/Blk/ Lot: 18-3-23

DESCRIPTION OF EXISTING SITE: Single Family

IS DISAPPROVED ON THE FOLLOWING GROUNDS: 48-12 Use/Bulk Table R-4 Zone

1. Column E-8, Required front yard setback is 35'. Proposed front yard setback will be 24.5'. A variance of 10.5 ft is required.

COPY


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: Roofed over
Front Porch

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD: 35'

24.5'

10.5'

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A. APPLICANT, FILE # ATTACHED MAP

APPROVED

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Low

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

RECEIVED

JUN 10 2003

BUILDING DEPARTMENT

ZONING BOARD

FOR OFFICE USE ONLY:
Building Permit #: _____

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises DONNA & JOE HALL

Address 16 HICKORY AVE Phone # 845-562-3165

Mailing Address SAME Fax # _____

Name of Architect SELF

Address _____ Phone _____

Name of Contractor SELF

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer. _____

(Name and title of corporate officer)

1. On what street is property located? On the NORTH side of HILLCREST
(N, S, E or W)
and 530 feet from the intersection of CEDAR AVE

2. Zone or use district in which premises are situated _____ is property a flood zone? Y N

3. Tax Map Description: Section 18 Block 3 Lot 23

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy SINGLE FAMILY b. Intended use and occupancy SINGLE FAMILY

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☒ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other roof over Deck

6. Is this a corner lot? No

7. Dimensions of entire new construction. Front 32 Rear 0 Depth 6 Height 8 No. of stories 1

8. If dwelling, number of dwelling units: 1 Number of dwelling units on each floor 1

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost \$2500

Fee \$0 part of
ck # 0759

ZONING BOARD

PAID

date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4895 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

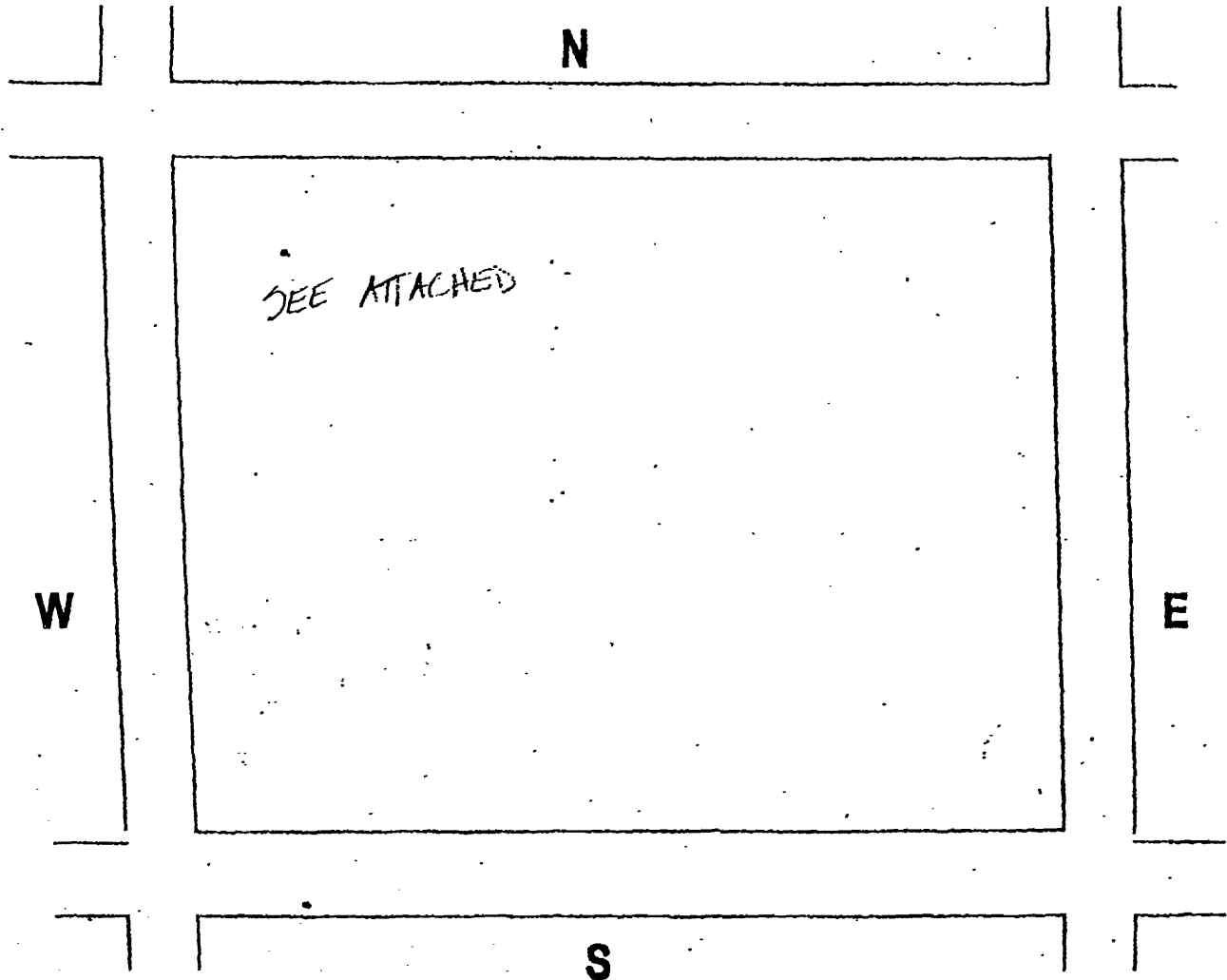
Don J. Hill
(Signature of Applicant)

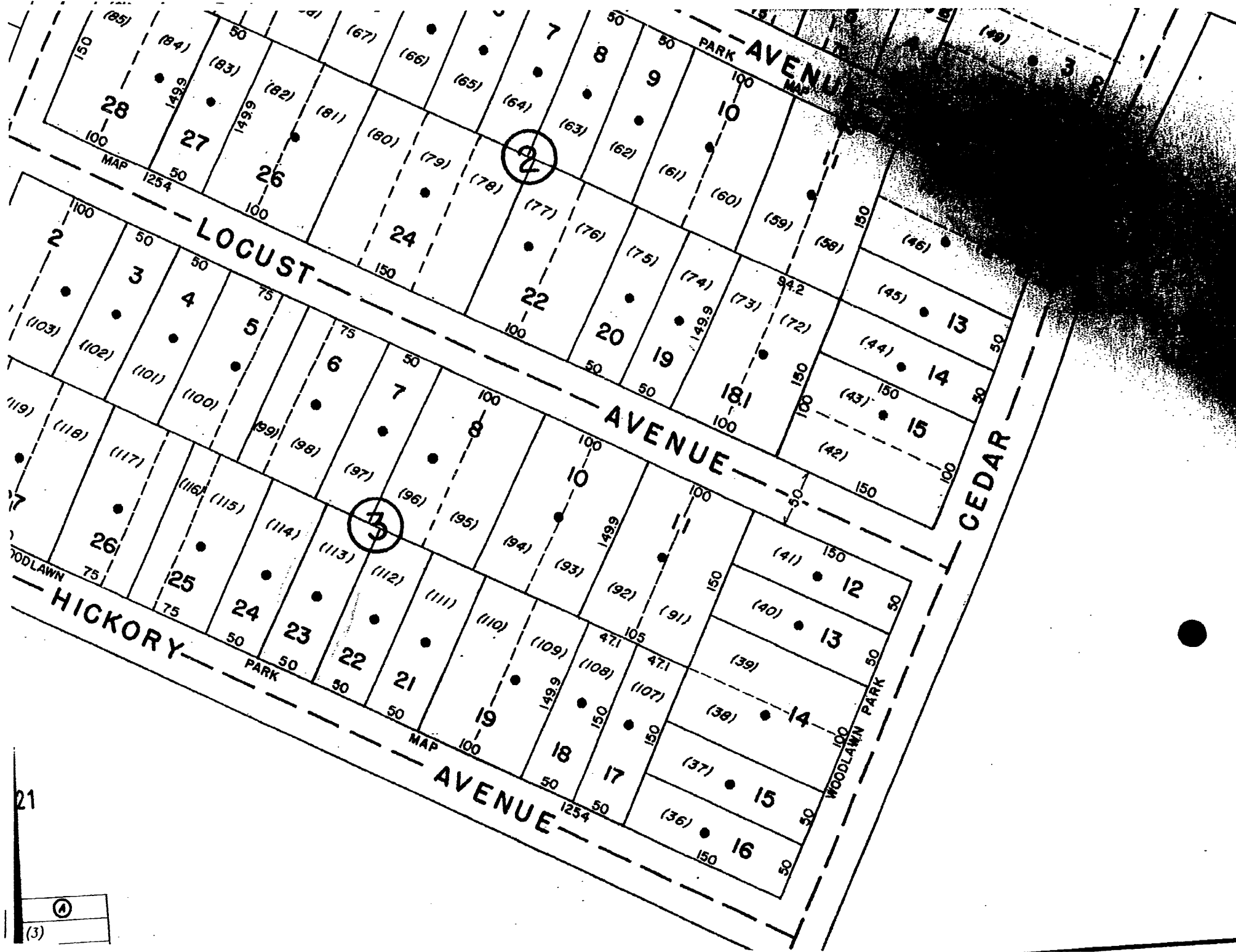
(Address of Applicant)

Don J. Hill
(Owner's Signature)

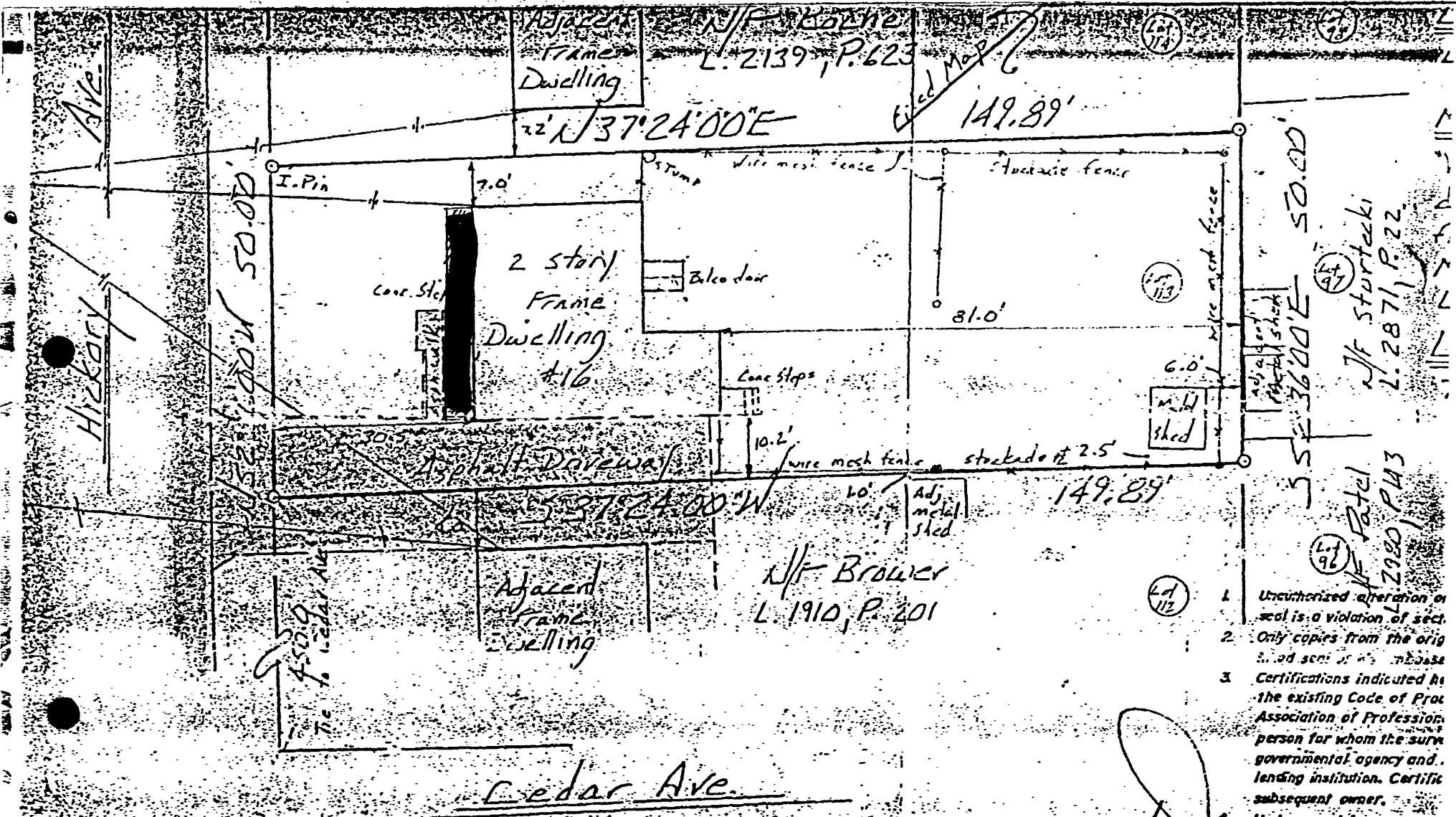
PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.









1. Unauthorized alteration or seal is a violation of sect.
2. Only copies from the original seal are to be used.
3. Certifications indicated by the existing Code of Prof. Association of Professional person for whom the survey governmental agency and lending institution. Certificate subsequent owner.
4. Underground improvement

L. A. Hall, Donna J. Hall
 and Traders Trust Company,
 agents and/or assigns and
 Public National Title Insurance Company

N/F Brower
 L. 1910, P. 201

N/F Sturteki
 L. 2871, P. 22

N/F Patel
 L. 2980, P. 143



Patrick	
219 Quassaick Ave	
SCALE	1"=20'
DATE	June 28, 1994

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

PUBLIC HEARINGS:

JOSEPH & DONNA HALL (#03-33)

MR. KANE: Request for 10.5 foot front yard setback for proposed front porch with roof at 16 Hickory Avenue in an R-4 zone.

Mr. Joseph Hall appeared before the board for this proposal.

MR. KANE: Is there anybody here tonight that wishes to speak on this? No one in the audience. Okay, Joseph, tell us what you to do.

MR. HALL: Well, we want to put a full front porch on the house with a roof over top of it. You've already given us a permit for the deck portion of it and they said that we had to get a variance to put the roof over top, so I guess 86 letters were sent out to surrounding neighbors and they set up a public hearing for tonight, based on those on the letters that came back, I had some people call me on the phone, ask me what's this letter for, but that was it, they just said I got this letter in the mail, what is it about.

MR. REIS: Joe, is it necessary for you to cut down any vegetation, trees or shrubs?

MR. HALL: No, there's nothing in the front yard at all.

MR. KANE: No creation of water hazards or runoffs?

MR. HALL: No.

MR. KANE: Any easements?

MR. HALL: No.

MR. KANE: And you believe the front deck and the, let's see what we got here, you believe the front porch

is going to be similar to others in the neighborhood?

MR. HALL: Yeah.

MR. KANE: Not going to change the characteristics of the neighborhood?

MR. HALL: No, actually, no, actually, there's a house right down the road that has a similar porch on the front of it.

MR. KANE: Will it cause the house to project closer to the road than any other homes in your neighborhood?

MR. HALL: No. Actually, the deck that's on there right now is like six inches shorter than the existing stairs that were there and walkway. So the roof is going to come out maybe eight inches passed where the deck is, so probably be right in line with where the existing walkway and deck were cause we're having the stairs come out to the side and dump right onto the driveway.

MR. KANE: So in all of that if you looked down your street, it's not going to project any closer to the road than any other homes?

MR. HALL: No, actually, there's a little dormer that comes out 4 feet right now from the house.

MR. REIS: What's the overall dimensions of the porch?

MR. HALL: The porch comes out 6 foot, it will come out 6 foot from the house and the length of the house which I think is 32 feet full length of the house doesn't extend on the sides, it stops right where the house ends.

MR. KANE: And the stairway down is going to go straight down to the driveway?

MR. HALL: Right to here, yeah, the existing driveway

so we have no walkway or anything we don't have to put in.

MR. KANE: At this point, I'll open and close the public session of the meeting, seeing as no one is here and would you speak on the mailings?

MS. MASON: On the 24th of July, 86 envelopes containing the notice of public hearing were mailed out, no responses.

MR. KANE: Gentlemen, what's your pleasure?

MR. REIS: I'm good. Steve, any questions?

MR. RIVERA: None. Accept a motion?

MR. KANE: Yes, I'll accept a motion.

MR. RIVERA: That we grant Joseph and Donna Hall the requested 10.5 foot front yard setback for proposed porch at 16 Hickory Avenue.

MR. REIS: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. KANE	AYE



PROJECT: Joseph & Donna Hall ZBA # 03-33
P.B.#

APPROVED: M)____S)____ VOTE: A____N____
 RIVERA _____
 MCDONALD _____ CARRIED: Y____N____
 REIS _____
 MINUTA _____
 KANE _____

CARRIED: Y ✓ N .

[illegible]

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: SEPTEMBER 12, 2003
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 216.50 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #03-33

NAME: JOSEPH & DONNA HALL

ADDRESS: 16 HICKORY AVENUE

NEW WINDSOR, NY 12553

THANK YOU,

MYRA

L.R. 9-12-03



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #03-33 TYPE: AREA

APPLICANT:

Joseph & Donna Hall
16 Hickory Avenue
New Windsor, NY 12553

TELEPHONE: 562-1894

RESIDENTIAL:	\$ 50.00	CHECK #0763
COMMERCIAL	\$ 150.00	CHECK #
INTERPRETATION	\$ 150.00	CHECK #

ESCROW: RESIDENTIAL \$300.00 CHECK #0764

* * * * * * * * * * * * *

<u>DISBURSEMENTS:</u>		<u>MINUTES</u> \$4.50 / PAGE	<u>ATTORNEY</u> FEE
PRELIMINARY:	— PAGES	\$ —	\$35.00
2 ND PRELIMINARY:	— PAGES	\$ —	\$ —
PUBLIC HEARING:	<u>3</u> PAGES	\$ <u>13.50</u>	\$ <u>35.00</u>
PUBLIC HEARING:	— PAGES	\$ —	\$ —
TOTAL:		\$ <u>13.50</u>	\$ <u>70.00</u>

* * * * * * * * * * * * *

ESCROW POSTED: \$300.00
LESS: DISBURSEMENTS: \$ 83.50

AMOUNT DUE: \$ —

REFUND DUE: \$ 216.50

L.R. 9-12-03

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

In the Matter of the Application for Variance of

JOSEPH & DONNA HALL

AFFIDAVIT OF SERVICE BY MAIL

#03-33

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:


That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 24TH day of JULY, 2003, I compared the 86 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

24th day of July, 2003



Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2006

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 03-33

Request of JOSEPH & DONNA HALL

for a VARIANCE of the Zoning Local Law to Permit:

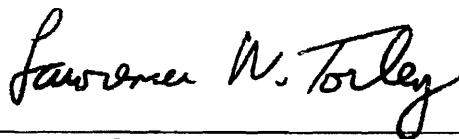
Request for 10.5 foot Front Yard Setback for proposed front porch with roof .

being a VARIANCE of Section 48-12 BULK TABLE USE R-4

for property located at: 16 HICKORY AVENUE - NEW WINDSOR, NY

known and designated as tax map Section 18 Block 3 Lot 23

PUBLIC HEARING will take place on AUGUST 11, 2003
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.



Chairman

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ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

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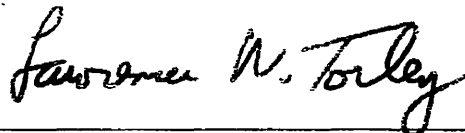
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for property located at: 16 HICKORY AVENUE - NEW WINDSOR, NY

known and designated as tax map Section 18 Block 3 Lot 23

**PUBLIC HEARING will take place on AUGUST 11, 2003
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.**



Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

July 18, 2003

Joseph & Donna Hall
16 Hickory Ave
New Windsor, NY 12553

Re: 18-3-23 ZBA#03-33

Dear Mr. & Mrs. Hall:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$105.00, minus your deposit of \$25.00.

Please remit the balance of \$80.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley *Baw*

J. Todd Wiley, IAO
Sole Assessor

JTW/baw
Attachments

[Redacted]

86

18-2-1
Kenneth Korus
27 Walnut Street
New Windsor, NY 12553

18-2-11
John & Irene Clark
5 Walnut Ave
New Windsor, NY 12553

18-2-26
Gordon & Barbara Jean Ray
18 Locust Ave
New Windsor, NY 12553

18-2-2
Joan Kaiser
25 Walnut Street
New Windsor, NY 12553

18-2-12
Thomas Jannotti
102 Cedar Ave
New Windsor, NY 12553

18-2-27 ; 18-2-28
Christopher & Frances Welsh
22 Locust Ave
New Windsor, NY 12553

18-2-3
Vincent & Priscilla Pallazzo
23 Walnut Street
New Windsor, NY 12553

18-2-13
Joseph & Susan Dabroski
104 Cedar Ave
New Windsor, NY 12553

18-3-1; 18-3-27
Scott Vanderessen & Anita Zamzow
24 Hickory Ave
New Windsor, NY 12553

18-2-4
Joseph & Ann Chernek
21 Walnut Street
New Windsor, NY 12553

18-2-14
Joseph & Elsie Garstka
106 Cedar Ave
New Windsor, NY 12553

18-3-2
Betty Jean Earley
23 Locust Ave
New Windsor, NY 12553

18-2-5
James & Susan Stankiewicz
c/o US Dept.of HUB, HFFPA,Rm
6240
P.O. Box44813,Washington,DC44813

18-2-15
Charles Broe
108 Cedar Ave
New Windsor, NY 12553

18-3-3
Nicholas & Helen Ruscitti
21 Locust Ave
New Windsor, NY 12553

18-2-6
Robert & Deborah McMillian
17 Walnut Street
New Windsor, NY 12553

18-2-18.1
Sarah Lucas
6 Locust Ave
New Windsor, NY 12553

18-3-4
Mary Murphy c/o Margaret Dillon
19 Locust Ave
New Windsor, NY 12553

18-2-7
Rosemarie Winters
15 Walnut Street
New Windsor, NY 12553

18-2-19
Robert & Richard Rodgers
8 Locust Ave
New Windsor, NY 12553

18-3-5
John & Marilyn Mellon
17 Locust Ave
New Windsor, NY 12553

18-2-8
Leonard & Virginia Golino
13 Walnut Street
New Windsor, NY 12553

18-2-20
Donald,Shoop,Cathy & James
Fanning
10 Locust Ave
New Windsor,NY 12553

18-3-6
Thomas & Mary Ann Cimorelli
15 Locust Ave
New Windsor, NY 12553

18-2-9
Michael Pisani
11 Walnut Street
New Windsor, NY 12553

18-2-22
David & Denise Wolfe
12 Locust Ave
New Windsor, NY 12553

18-3-7
William Farrenkopf
13 Locust Ave
New Windsor, NY 12553

18-2-10
Shawn & Allison McGrath
9 Walnut Street
New Windsor, NY 12553

18-2-24
Ronald & Renee Handy
16 Locust Ave
New Windsor, NY 12553

18-3-8
Denise Lombardi
7701 Chelsea Clove Drive North
Hopewell Junction, NY 12533

18-3-10
Floyd & Margaret Farbent
9 Locust Ave
New Windsor, NY 12553

18-3-22
Elizabeth Brower
14 Hickory Ave
New Windsor, NY 12553

19-4-92
Glen Marshall
121 Cedar Ave
New Windsor, NY 12553

18-3-11
Jean Bell & John Del Pup
14 Pommel Dr
Newburgh, NY 12550

18-3-24
Peter Alissandratos & Martha Mylonas
18 Hickory Ave
New Windsor, NY 12553

19-4-93
Town of New Windsor
555 Union Ave
New Windsor, NY 12553

18-3-12
Anthony Gillmeier
P.O. Box 565
Cornwall, NY 12518

18-3-25
Julia Dayton c/o Julia Araiga
20 Hickory Ave
New Windsor, NY 12553

19-4-94
Cosimo Randazzo
119 Cedar Ave
New Windsor, NY 12553

18-3-13
Buddy Joe & Wilma Edwards
114 Cedar Ave
New Windsor, NY 12553

18-3-26
Terrace Berean
22 Hickory Ave
New Windsor, NY 12553

19-4-95 ; 19-4-96
Donalda & Charles New
117 Cedar Ave
New Windsor, NY 12553

18-3-14
Anna Crudele
17 Ona Lane
New Windsor, NY 12553

18-4-1
CLM & B Enterprises, LLC
24 Sloan Rd
Newburgh, NY 12550

19-4-97
Nancy Speer
115 Cedar Ave
New Windsor, NY 12553

18-3-15; 18-3-16
Bonnie Collins
118 Cedar Ave
New Windsor, NY 12553

18-4-2
Mar-Bet Realty, Inc.
31 Walnut Street
New Windsor, NY 12553

19-4-98
Donald Starkey & Linda Lawrance
113 Cedar Ave
New Windsor, NY 12553

18-3-17
Anna & Sally Ann Thompson
6 Hickory Ave
New Windsor, NY 12553

18-4-6
Patricia Hoffman
204 MacArthur Ave
New Windsor, NY 12553

19-4-99
Melody & Greg Geroux
P.O. Box 622
Florida, NY 10921

18-3-18
William & Tami Tenney
8 Hickory Ave
New Windsor, NY 12553

18-4-7
Classic Tool Design, Inc.
31 Walnut Street
New Windsor, NY 12553

21-2-1
Adam Borth
220 MacArthur Ave
New Windsor, NY 12553

18-3-19
Frank & Charlotte Chivattoni
10 Hickory Ave
New Windsor, NY 12553

18-4-8
Mitchell Zuckerman c/o J. Trucking
214 MacArthur Ave
New Windsor, NY 12553

21-2-2
Louis Bozzone c/o Comm.Off. Printer
222 MacArthur Ave
New Windsor, NY 12553

18-3-21
Anthony & Ann Marie DeMarco
12 Hickory Ave
New Windsor, NY 12553

18-4-9
Aigner Index Inc.
218 MacArthur Ave
New Windsor, NY 12553

21-2-3
Louis Bozzone
224 MacArthur Ave
New Windsor, NY 12553

21-2-4
Marie Smith
226 MacArthur Ave
New Windsor, NY 12553

21-2-5; 21-2-6
Bearse Mfg. Co.
3815-25 Cortland Street
Chicago, Illinois 60647

21-3-1
Joseph & Josephine Beltempo
74 Judson Rd
Montgomery, NY 12549

21-3-2
John Kesser
19 Hickory Ave
New Windsor, NY 12553

21-3-3
David & Susan Ann Carter
17 Hickory Ave
New Windsor, NY 12553

21-3-5
Helen Tucker
13 Hickory Ave
New Windsor, NY 12553

21-3-6; 21-3-7
Hamin & Melody Rashada
11 Hickory Ave
New Windsor, NY 12553

21-3-8
Kim & Kevin McDonnell
9 Hickory Ave
New Windsor, NY 12553

21-3-9
Mary Mussari
5 Hickory Ave
New Windsor, NY 12553

21-3-10
Donald & Chin Quicksell
122 Cedar Ave
New Windsor, NY 12553

21-3-11
Richard & Jeannette Voellmann
124 Cedar Ave
New Windsor, NY 12553

21-3-12.1
Patrick Cusack
126 Cedar Ave
New Windsor, NY 12553

21-3-13
Richard Pisani
6 Woodlawn Ave
New Windsor, NY 12553

21-3-14
Veronica & Richard Casnocha
8 Woodlawn Ave
New Windsor, NY 12553

21-3-15
Carol Cotton & Helen Leary
12 Woodlawn Ave
New Windsor, NY 12553

21-3-16.1
Glenn & Kathy Anderson
16 Woodlawn Ave
New Windsor, NY 12553

21-3-16.2
Charles Comfort
14 Woodlawn Ave
New Windsor, NY 12553

21-3-17.1
Wayne Porter
219 MacArthur Ave
New Windsor, NY 12553

21-3-17.2
Jo-Ann Romanik
18 Woodlawn Ave
New Windsor, NY 12553

21-4-10
James & Margaret Britney
15 Woodlawn Ave
New Windsor, NY 12553

21-4-2
Martin Smith & Marianne Greene
13 Woodlawn Ave
New Windsor, NY 12553

21-4-3
John J. Jr & Frances Fasano
11 Woodlawn Ave
New Windsor, NY 12553

21-4-4
Russell Kogge & M. McCutcheon
9 Woodlawn Ave
New Windsor, NY 12553

21-4-5
Sandor & Christine Helfgott
7 Woodlawn Ave
New Windsor, NY 12553

21-4-6
Kevin & Valerie Morrison
5 Woodlawn Ave
New Windsor, NY 12553

21-4-7
Carol Piatt
170 Union Ave
New Windsor, NY 12553

26
86 Total



RESULTS OF Z.B.A. MEETING OF:

July 14, 2003

PROJECT: Joseph Hall

ZBA # 03-33

P.B.#



USE VARIANCE: NEED: EAF PROXY

LEAD AGENCY: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
KANE
TORLEY

NEGATIVE DEC: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
KANE
TORLEY

PUBLIC HEARING: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
KANE
TORLEY

APPROVED: M) S) VOTE: A N
RIVERA
MCDONALD CARRIED: Y N
REIS
KANE
TORLEY

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING:

M) R S) RV VOTE: A 4 NO

RIVERA A
~~MCDONALD~~
REIS A
KANE A
TORLEY A
minutes

CARRIED: Y ☒ N

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M) S) VOTE: A N

RIVERA
MCDONALD
REIS
KANE
TORLEY

CARRIED: Y N

10 1/2 ft. variance

No water - trees - easements - runoff



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

June 18, 2003

Joseph & Donna Hall
16 Hickory Avenue
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-33

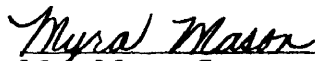
Dear Mr. & Mrs. Hall:

This letter is to inform you that you have been placed on the July 14th, 2003 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

16 Hickory Avenue
New Windsor, NY

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,


Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#593-2003**

06/19/2003

**Hall, Joseph
16 Hickory Ave
New Windsor, NY 12553**

**Received \$ 50.00 for Zoning Board Fees, on 06/19/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

#03-33 Application

**Deborah Green
Town Clerk**

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 06-18-2003

FOR: **ESCROW 03-33**

FROM: **JOSEPH & DONNA HALL**


16 HICKORY AVENUE

NEW WINDSOR, NY 12553

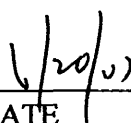
CHECK NUMBER: **0764**

AMOUNT: **300.00**

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME



DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU

ZBA #03-33 Assessor's P.H. List

Joseph H. Hall
Donna J. Hall
16 Hickory Ave. 843-362-363
New Windsor, NY 12553

50-7836/2219

0765

DATE 4/17/03

PAY TO THE
ORDER OF

To New Windsor

\$250⁰⁰/₁₀₀

Twenty five ⁰⁰/₁₀₀

DOLLARS

Contains Security
Features. Details
on Back.

HUDSON VALLEY FEDERAL CREDIT UNION

159 BARNEGAT ROAD
POUGHKEEPSIE, NY 12601
914-483-3011

FOR

Donna J Hall

⑆ 221979363⑆ 00000004 2965900⑆ 0765

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ZBA #03-33 Escrow

Joseph H. Hall
Donna J. Hall
16 Hickory Ave. 843-362-363
New Windsor, NY 12553

50-7836/2219

0764

DATE 2/16/03

PAY TO THE
ORDER OF

To New Windsor

\$300⁰⁰/₁₀₀

Three hundred ⁰⁰/₁₀₀

DOLLARS

Contains Security
Features. Details
on Back.

HUDSON VALLEY FEDERAL CREDIT UNION

159 BARNEGAT ROAD
POUGHKEEPSIE, NY 12601
914-483-3011

FOR

Donna J Hall

⑆ 221979363⑆ 00000004 2965900⑆ 0764

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ZBA #03-33 Application fee

Joseph H. Hall
Donna J. Hall
16 Hickory Ave. 843-362-363
New Windsor, NY 12553

50-7836/2219

0763

DATE 6/16/03

PAY TO THE
ORDER OF

To New Windsor

\$50⁰⁰/₁₀₀

Fifty ⁰⁰/₁₀₀

DOLLARS

Contains Security
Features. Details
on Back.

HUDSON VALLEY FEDERAL CREDIT UNION

159 BARNEGAT ROAD
POUGHKEEPSIE, NY 12601
914-483-3011

FOR

App

Donna J Hall

⑆ 221979363⑆ 00000004 2965900⑆ 0763

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**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)

Area Variance requested from New Windsor Zoning Local Law,

Section 48-12 Table of VE/BLL Regs., Col. E-8

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.	<u>35</u>	<u>24.5</u>	<u>10.5</u>
Reqd. Side Yd.			
Reqd. Rear Yd.			
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

EXISTING BUILD IS COMPRISED OF
NON CONFORMING HOUSES. PORCH WOULD HELP IMPROVE
APPEARANCE OF HOUSE & SURROUNDINGS.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: **(each payable to the TOWN OF NEW WINDSOR)**
- ☐ One in the amount of \$ 300.00 or 500.00 , (escrow)
- ☐ One in the amount of \$ 50.00 or 150.00 , (application fee)
- ☐ One in the amount of \$ 25.00 , (Public Hearing List Deposit)
- ☐ Photographs of existing premises from several angles. **(IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR(4) SETS OF THE PHOTOS.)**

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

19th day of June 2003.

Denise J. Hall
Owner's Signature (Notarized)

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/2006

Denise J. Hall
Owner's Name (Please Print)

[Signature]
Signature and Stamp of Notary

[Signature]
Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.